

County of San Diego
Housing Element Inventory
Ramona

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
R1-1	2822616200	1.4	Vacant	VR24	24	26	2 small sheds on the site
R1-1	2822616000	3.4	Vacant	VR24	24	65	
R1-1	2822613400	2.4	Vacant	VR15	15	28	
<i>R1-2</i>	<i>2822627500</i>	<i>1.4</i>	<i>Vacant</i>	<i>VR24</i>	<i>24</i>	<i>26</i>	<i>vernal pool on half of property; only half the acreage counted and reflected in graphics</i>
R1-2	2822627400	1.01	Vacant	VR24	24	19	
R1-2	2822621500	0.45	Vacant	VR24	24	8	
R1-3	2822633000	1.09	Vacant	VR15	15	13	
R1-4	2822633100	0.46	Vacant	VR15	15	5	
R2-1	2821300500	2.92	Vacant	VR15	15	35	
R2-1	2821306800	1.4	Vacant	VR15	15	16	Split designated parcel - 1.4ac in VR15
R2-1	2821301300	1.47	Vacant	VR20	20	23	
R2-2	2821306200	0.22	Vacant	VR20	20	3	
R2-2	2821306100	0.22	Vacant	VR20	20	3	
R2-2	2821306000	0.21	Vacant	VR20	20	3	
R2-2	2821305900	0.25	Vacant	VR20	20	4	
R2-2	2821305800	0.23	Vacant	VR20	20	3	
R2-2	2821305600	0.21	Vacant	VR20	20	3	
R2-2	2821305500	0.2	Vacant	VR20	20	3	
R2-2	2821301800	0.71	Vacant	VR20	20	11	
R2-2	2821301700	0.77	Vacant	VR20	20	12	
<i>R2-3</i>	<i>2821302500</i>	<i>0.71</i>	<i>Vacant</i>	<i>General Commercial (C34)</i>	<i>15</i>	<i>8</i>	
<i>R2-3</i>	<i>2821302400</i>	<i>0.5</i>	<i>Vacant</i>	<i>General Commercial (C34)</i>	<i>15</i>	<i>5</i>	<i>small shed on the lot</i>
<i>R2-3</i>	<i>2821302300</i>	<i>0.42</i>	<i>Vacant</i>	<i>General Commercial (C34)</i>	<i>15</i>	<i>4</i>	

County of San Diego

Housing Element Inventory

Ramona

Map Reference	Assessor's Parcel Number	Acres	Existing Land Use	General Plan/Zoning	Density (acres)	Potential Units	Notes
<i>R2-3</i>	<i>2821302200</i>	<i>0.95</i>	<i>Vacant</i>	<i>General Commercial (C34)</i>	<i>15</i>	<i>11</i>	
<i>R2-3</i>	<i>2821301900</i>	<i>2.24</i>	<i>Vacant</i>	<i>General Commercial (C34)</i>	<i>15</i>	<i>32</i>	
R2-3	2821302000	0.91	Vacant	General Commercial (C34)	15	10	
R2-3	2821302100	0.91	Vacant	General Commercial (C34)	15	10	
R2-4	2821503900	0.8	Vacant	VR15	15	9	Split designated parcel - 0.8ac in VR15; VR15 portion is vacant
R3-1	2811003400	1.6	Vacant	VR20	20	25	Similar developments existing and approved in the floodplain; split designated parcel - 1.6ac in VR20
R3-1	2811002900	1.2	Vacant	VR20	20	19	Similar developments existing and approved in the floodplain; split designated parcel - 1.2ac in VR20
R3-1	2811001800	1.9	Vacant	VR20	20	30	Similar developments existing and approved in the floodplain; lot is currently being used for auto storage; split designated parcel - 1.9ac in VR20
<i>R4-1</i>	<i>2841713500</i>	<i>1.98</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>17</i>	<i>Small structure on lot; same ownership on both R4-1 parcels</i>
<i>R4-1</i>	<i>2841713800</i>	<i>0.21</i>	<i>Vacant</i>	<i>VR10.9</i>	<i>10.9</i>	<i>1</i>	<i>same ownership on both R4-1 parcels</i>
Total						490	

Note: Village Core Mixed Use designation allows residential development as a primary use on the entire site.

General Commercial designation with C34 zoning allows residential development as a primary use on the entire site.

Density is based on General Plan designation.

Potential units based on 80% yield of allowed density.

Entries in italics are new sites that were not in the 4th Cycle Inventory.

Ramona Community Planning Area R1

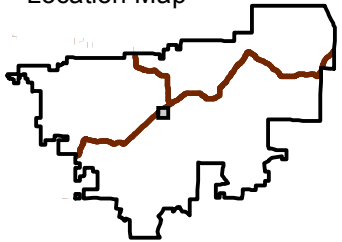


Housing Element Sites Inventory

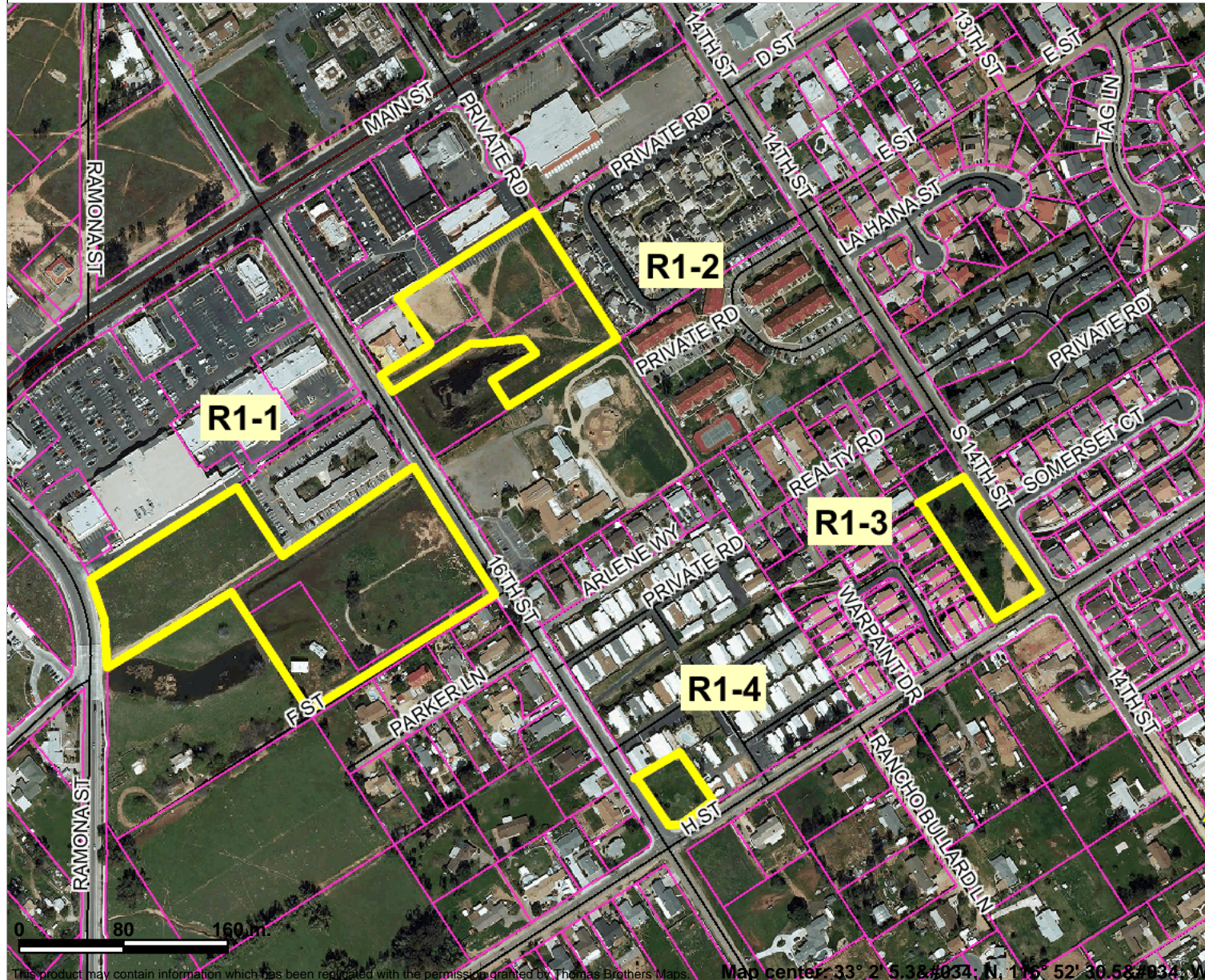
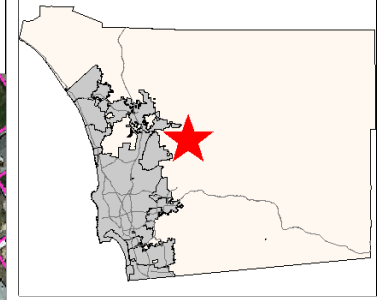
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

Location Map



Ramona Community Planning Area 1 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2

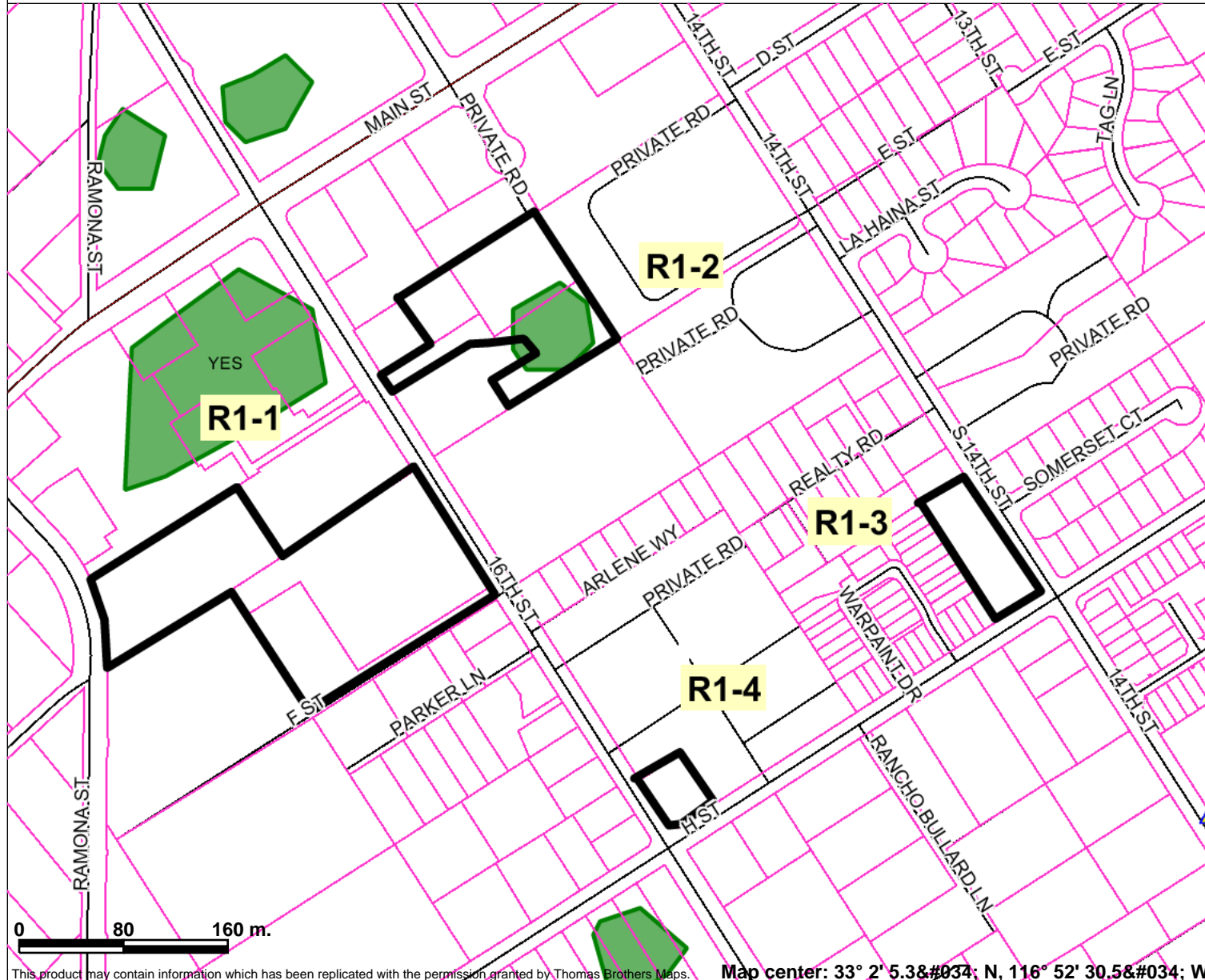
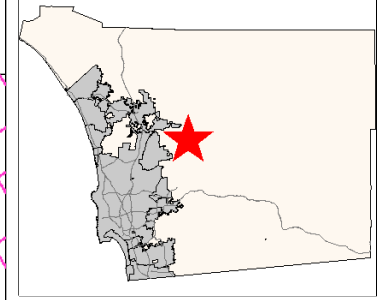


Scale: 1:4,639



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Ramona Community Planning Area 1 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- County Flood Plains
- Channelized Floodway
- Flood Way
- 100 Year Flood Plain
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

Scale: 1:4,639

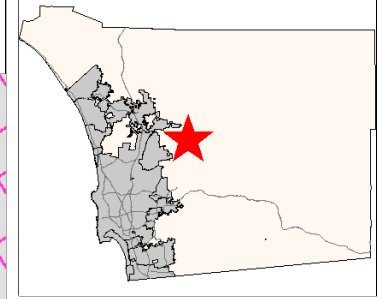
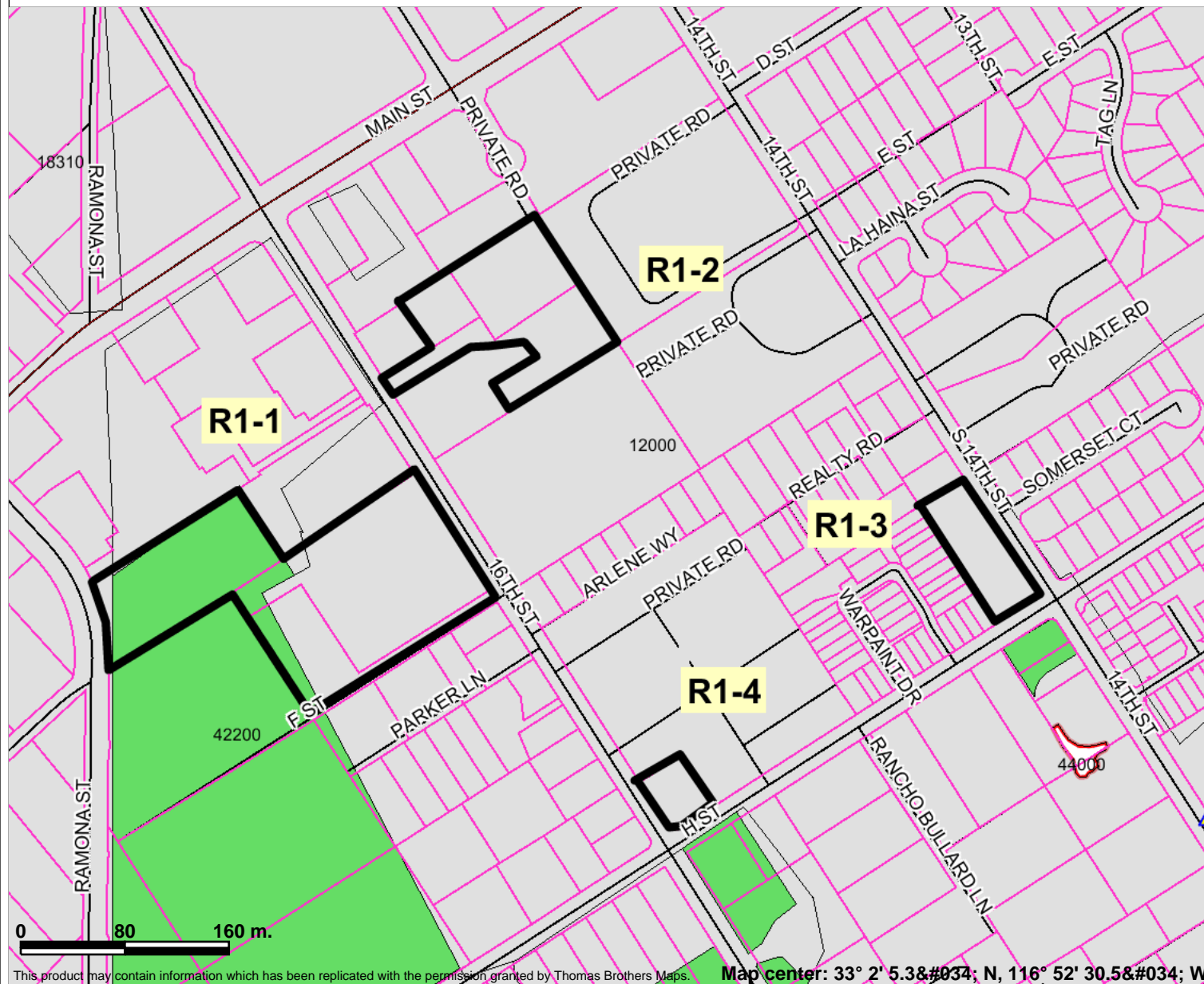
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Ramona Community Planning Area 1 - Vegetation



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- County Boundary2



Scale: 1:4,639

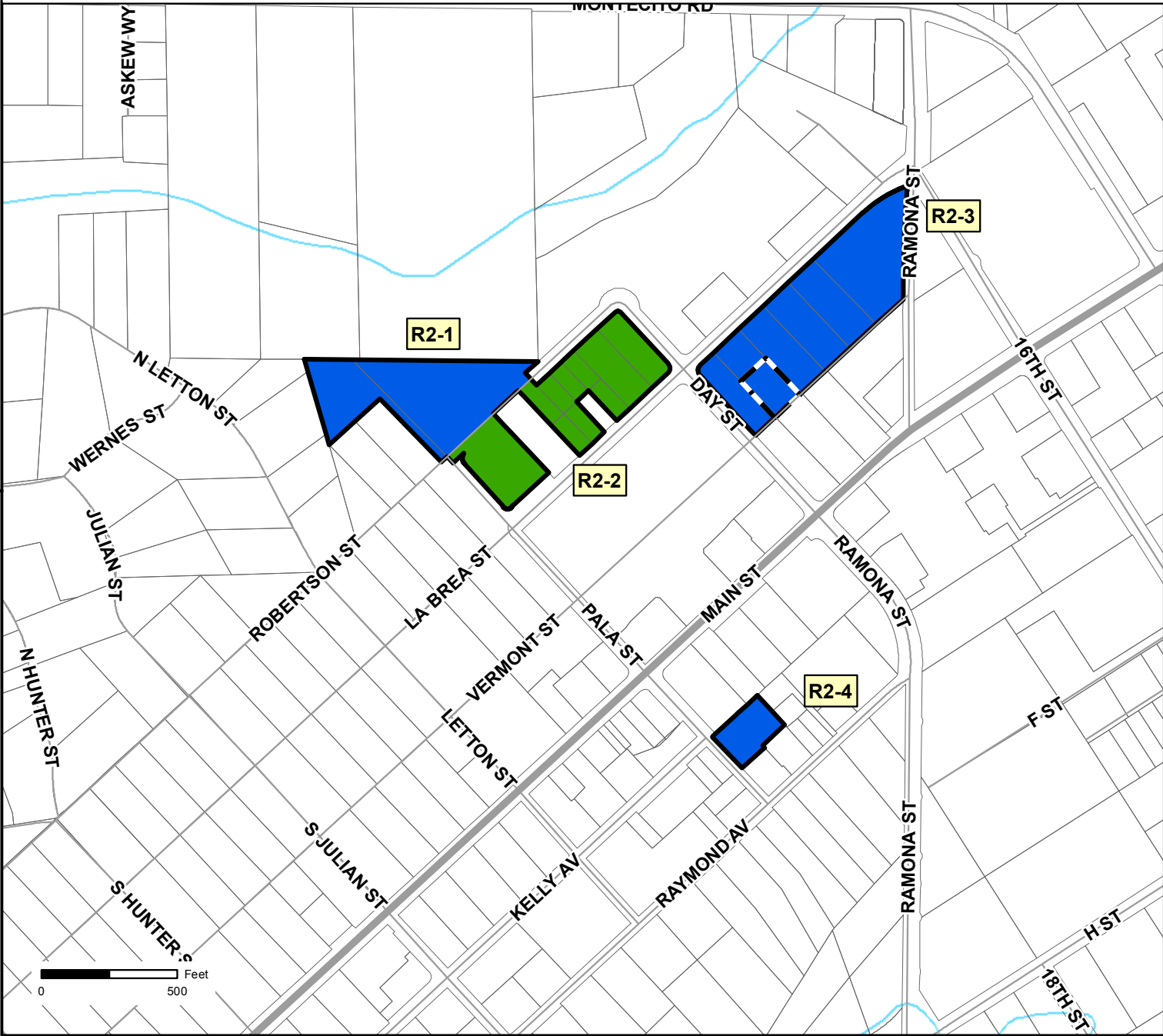
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Ramona Community Planning Area R2

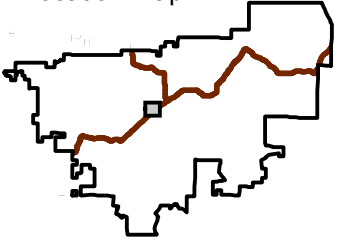


Housing Element Sites Inventory

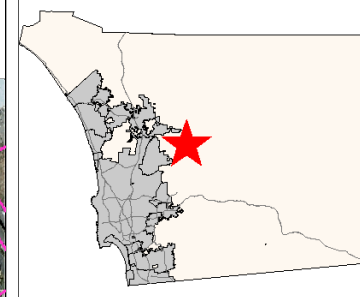
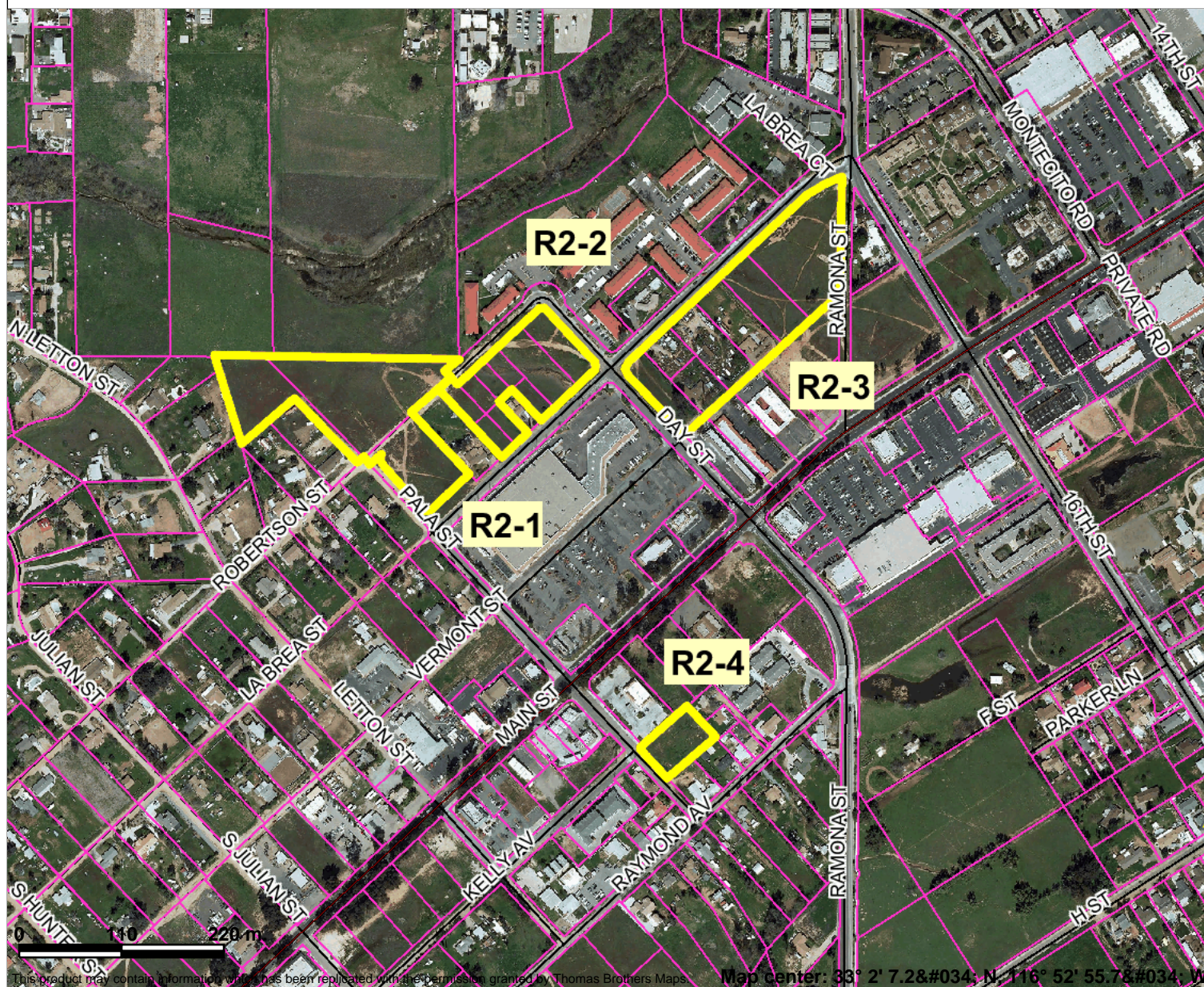
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

Location Map



Ramona Community Planning Area 2 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2

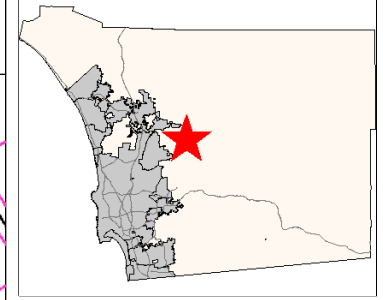
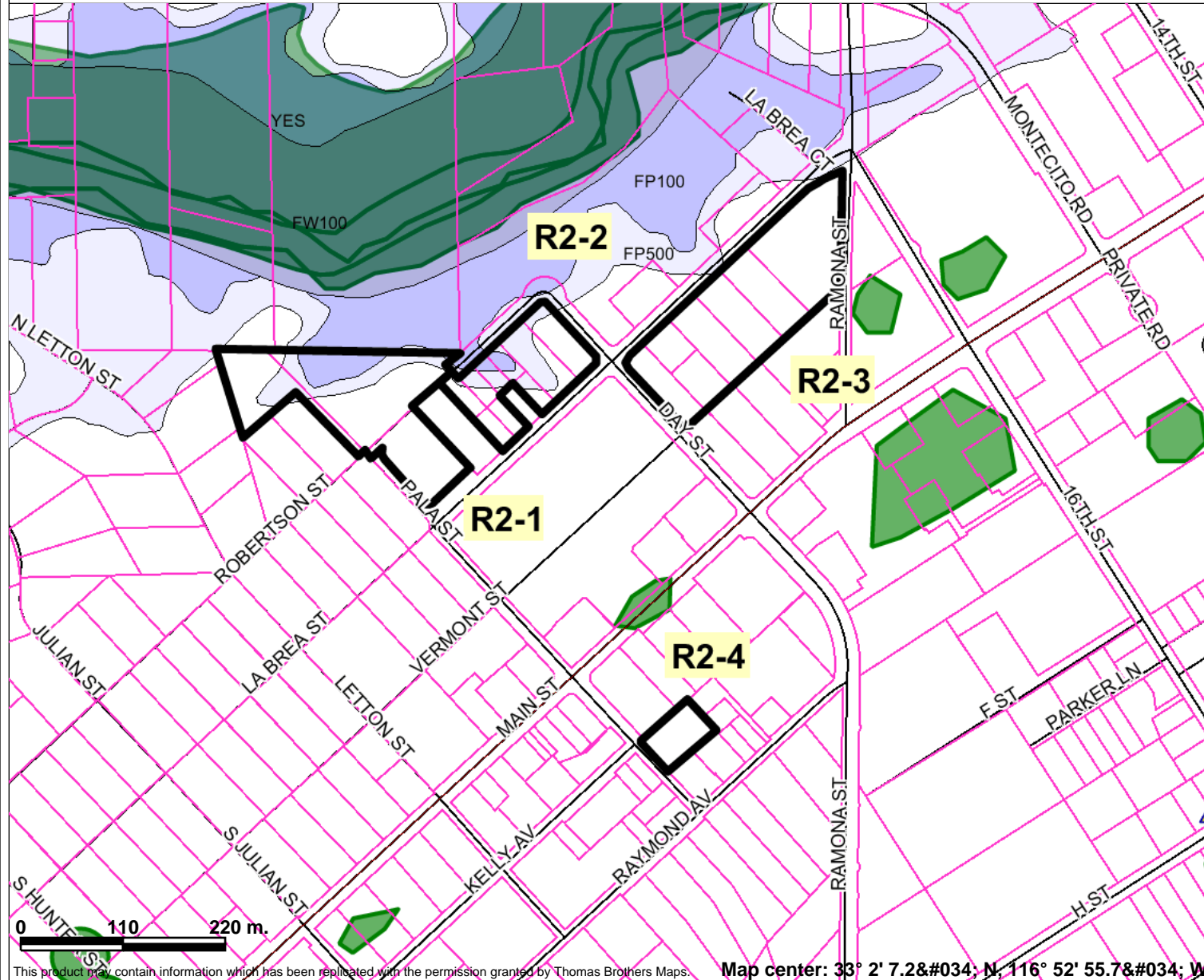


Scale: 1:6,495



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Ramona Community Planning Area 2 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2



Scale: 1:6,495

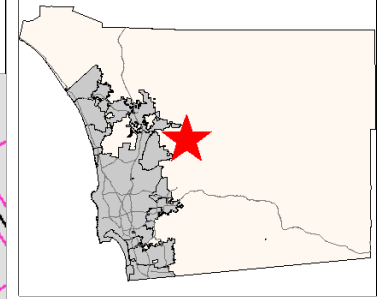
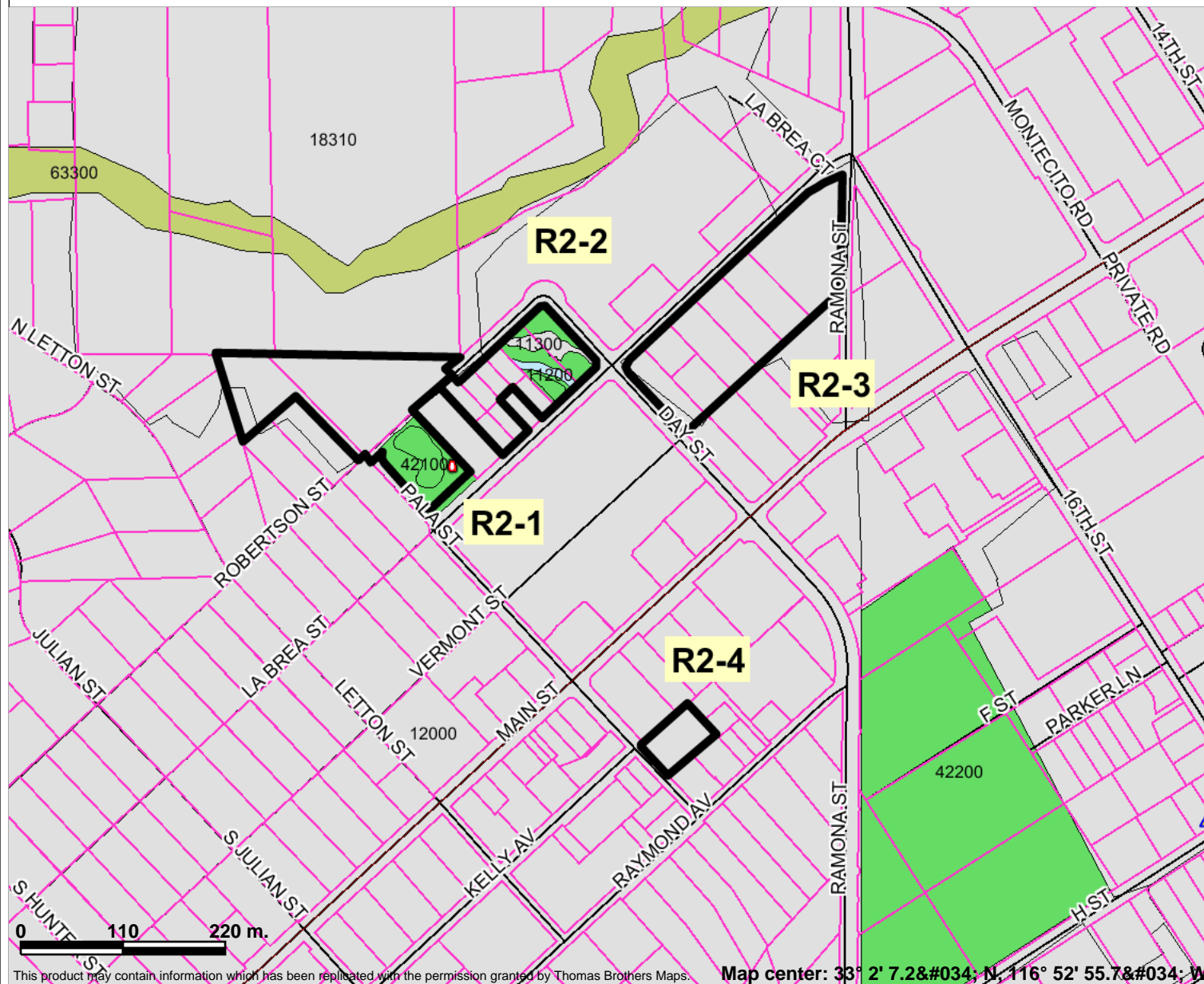
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Map center: 33° 2' 7.28" N, 116° 52' 55.78" W

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Ramona Community Planning Area 2 - Vegetation



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Slope > 25%
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- County Boundary2



Scale: 1:6,495

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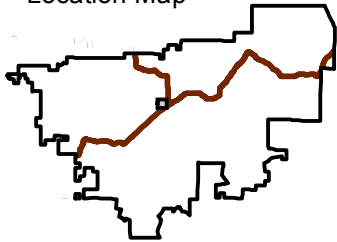
Ramona Community Planning Area R3

Housing Element Sites Inventory

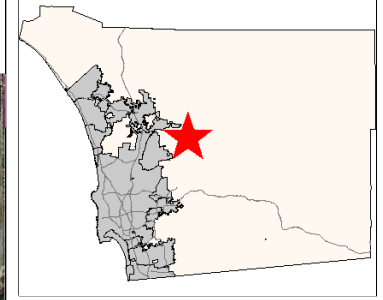
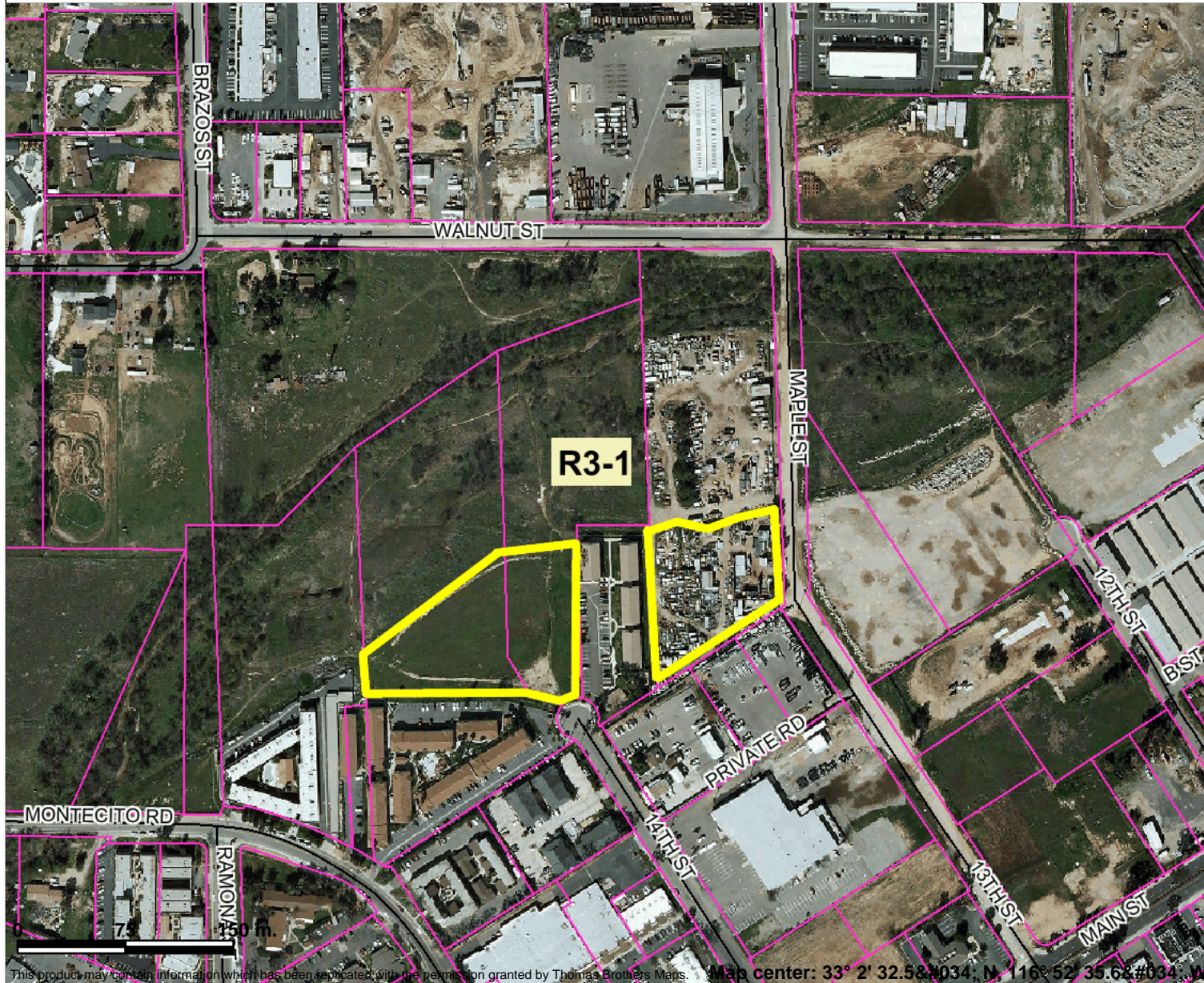
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

Location Map



Ramona Community Planning Area 3 - Aerial



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- County Boundary2



Scale: 1:4,205

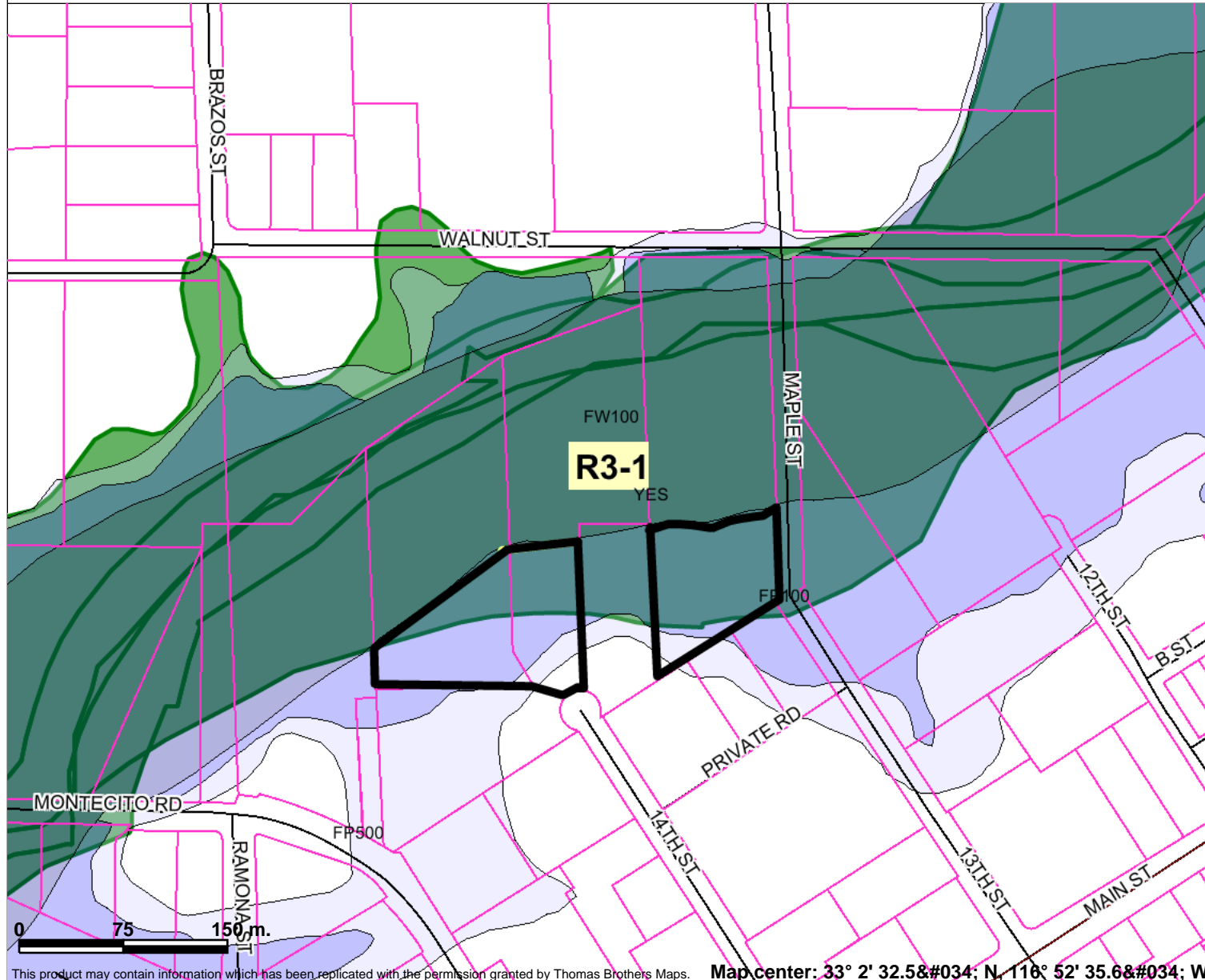
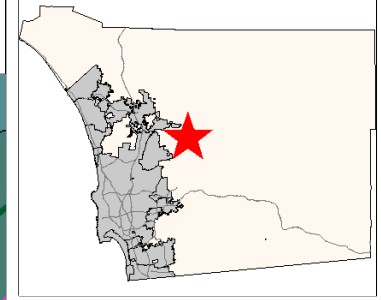
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Map center: 33° 2' 32.58\"/>

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Ramona Community Planning Area 3 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

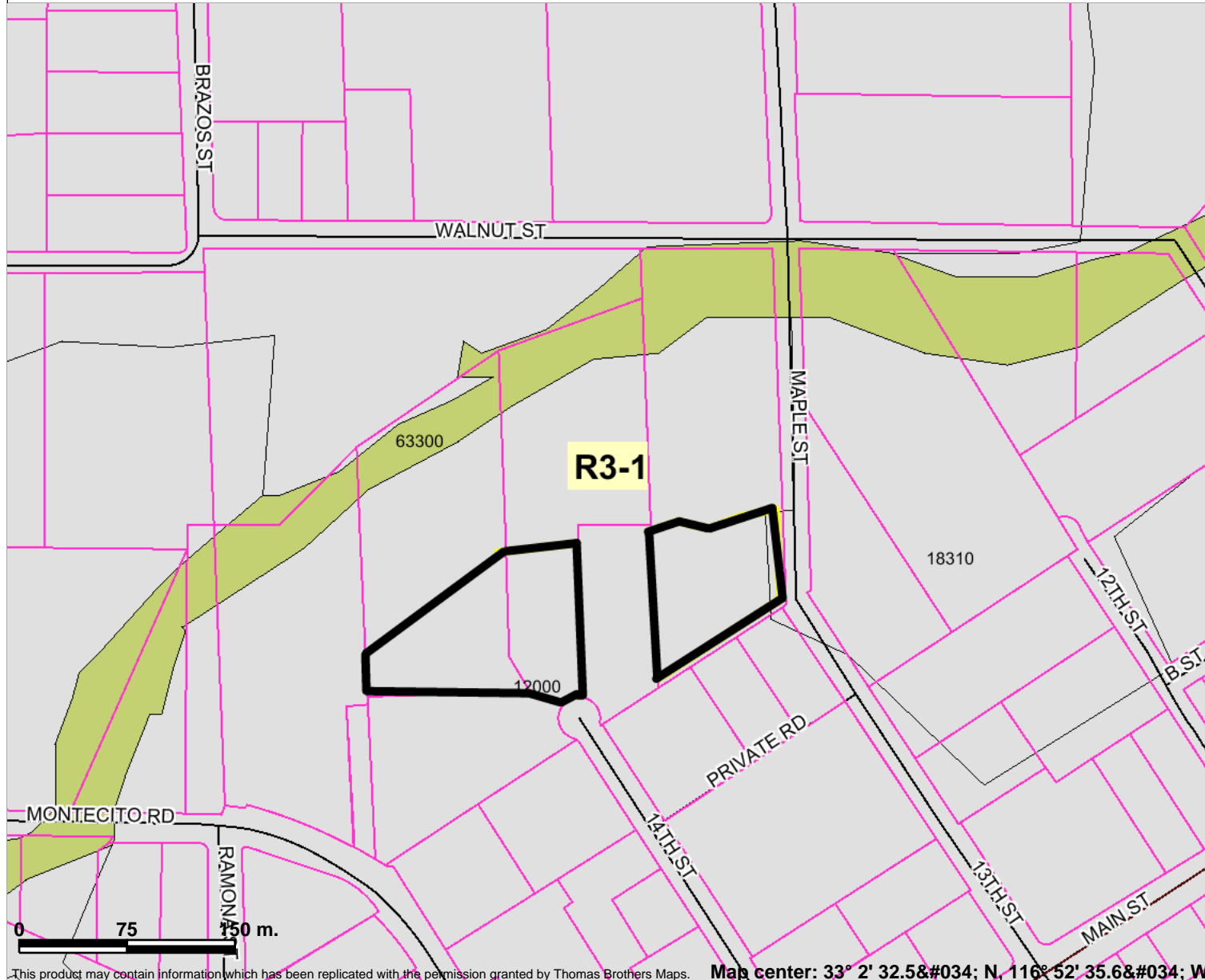
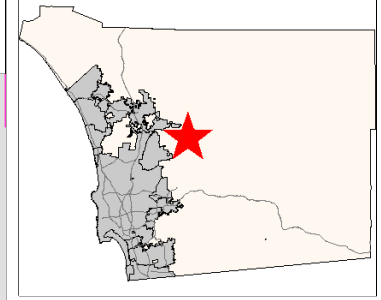
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Ramona Community Planning Area 3 - Vegetation



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Aggregated Regional Vegetation
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- County Boundary2

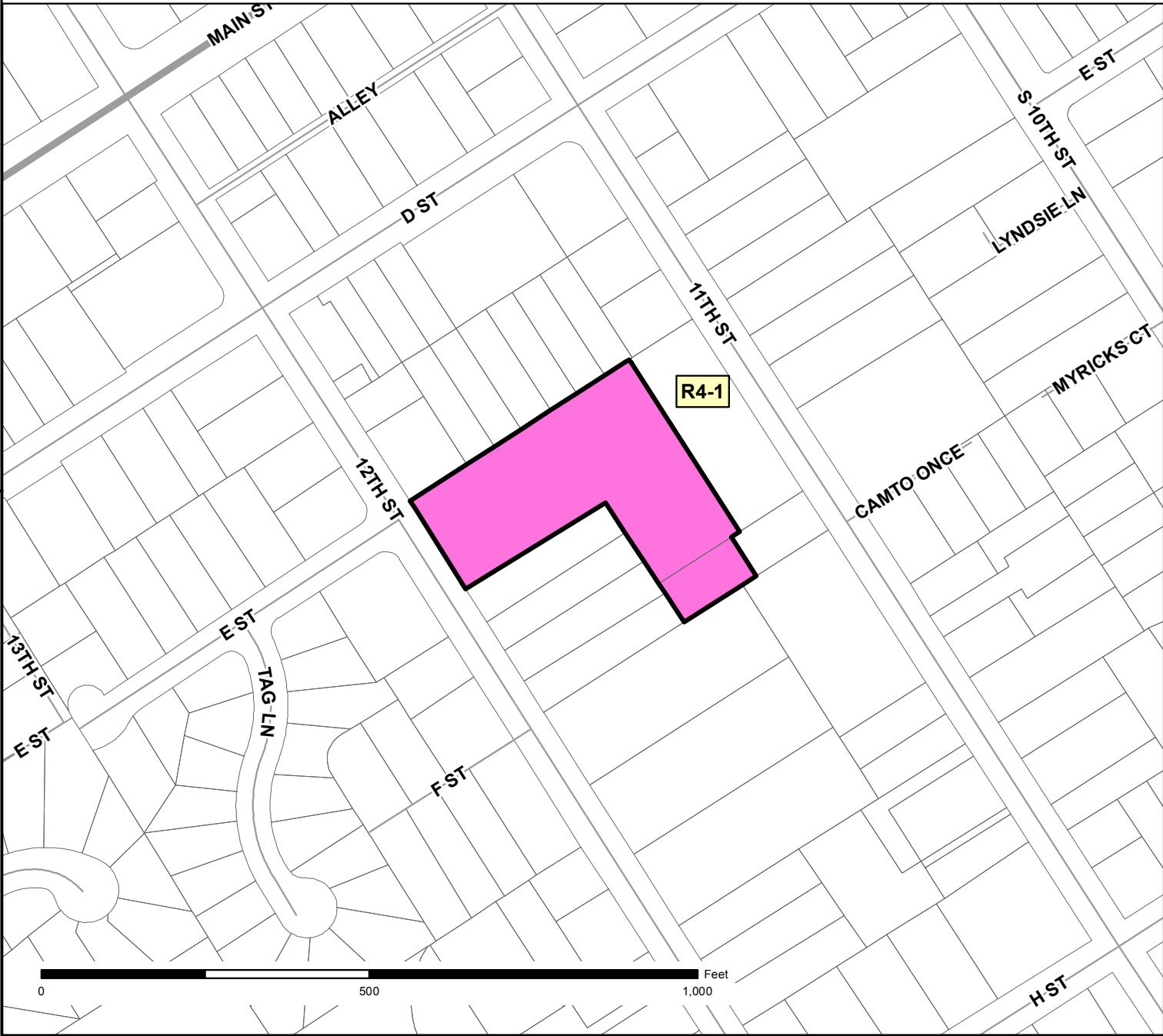
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Ramona Community Planning Area R4

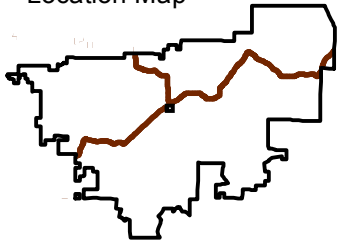


Housing Element Sites Inventory

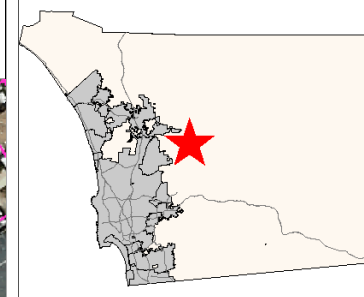
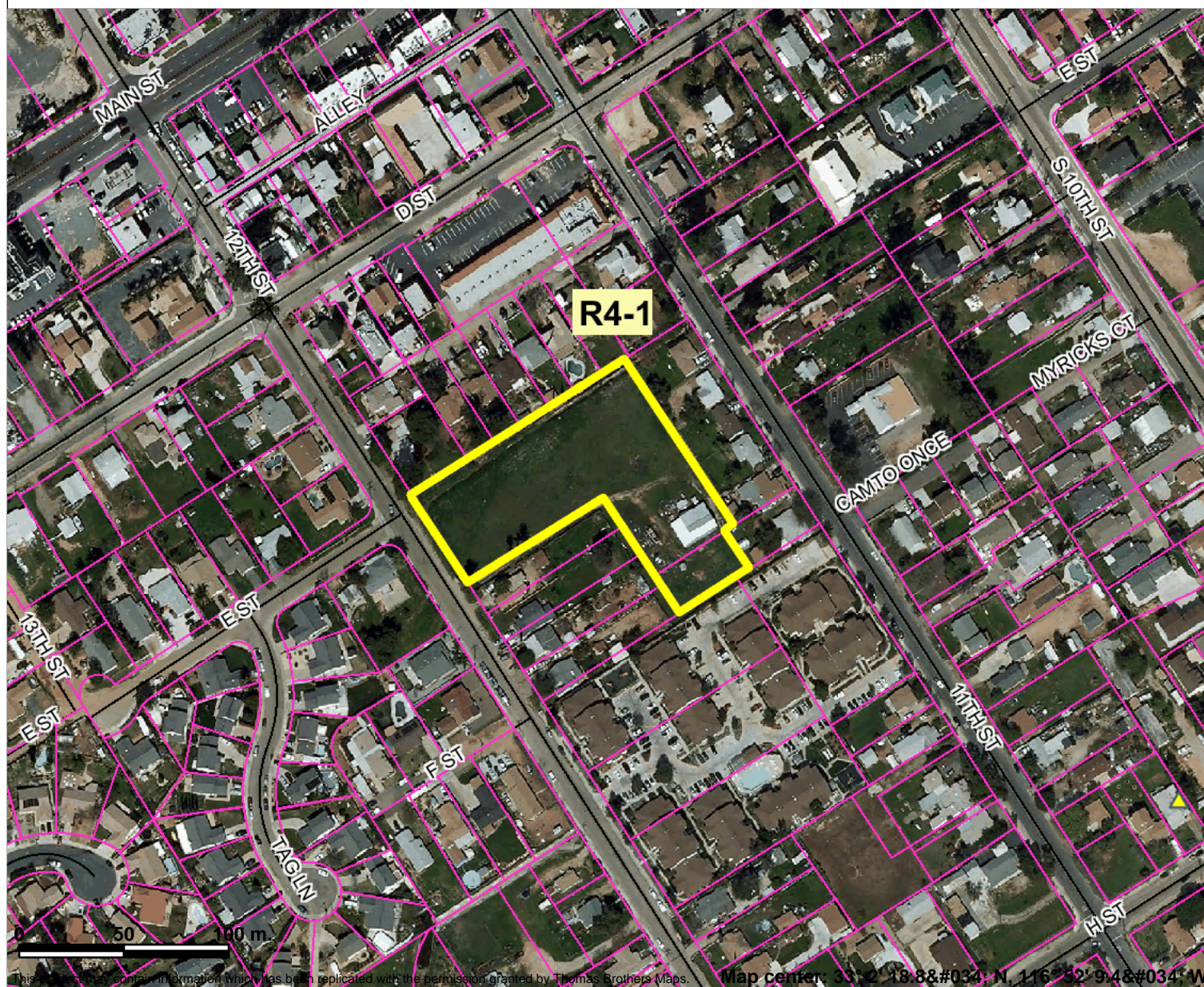
Legend

- 30 du/acre
- 24 du/acre
- 20 du/acre
- 15 du/acre
- 10.9 du/acre
- Mixed Use
- Specific Plan Area
- Vacant Site
- Underutilized Site
- Incorporated Areas
- A# Table Reference

Location Map



Ramona Community Planning Area 4 - Aerial



Legend

- Parcels with out labels
- ~ Highways
- ~ Freeways
- ~ Streets
- ~ Water Bodies
- ~ Water Bodies
- County Boundary2

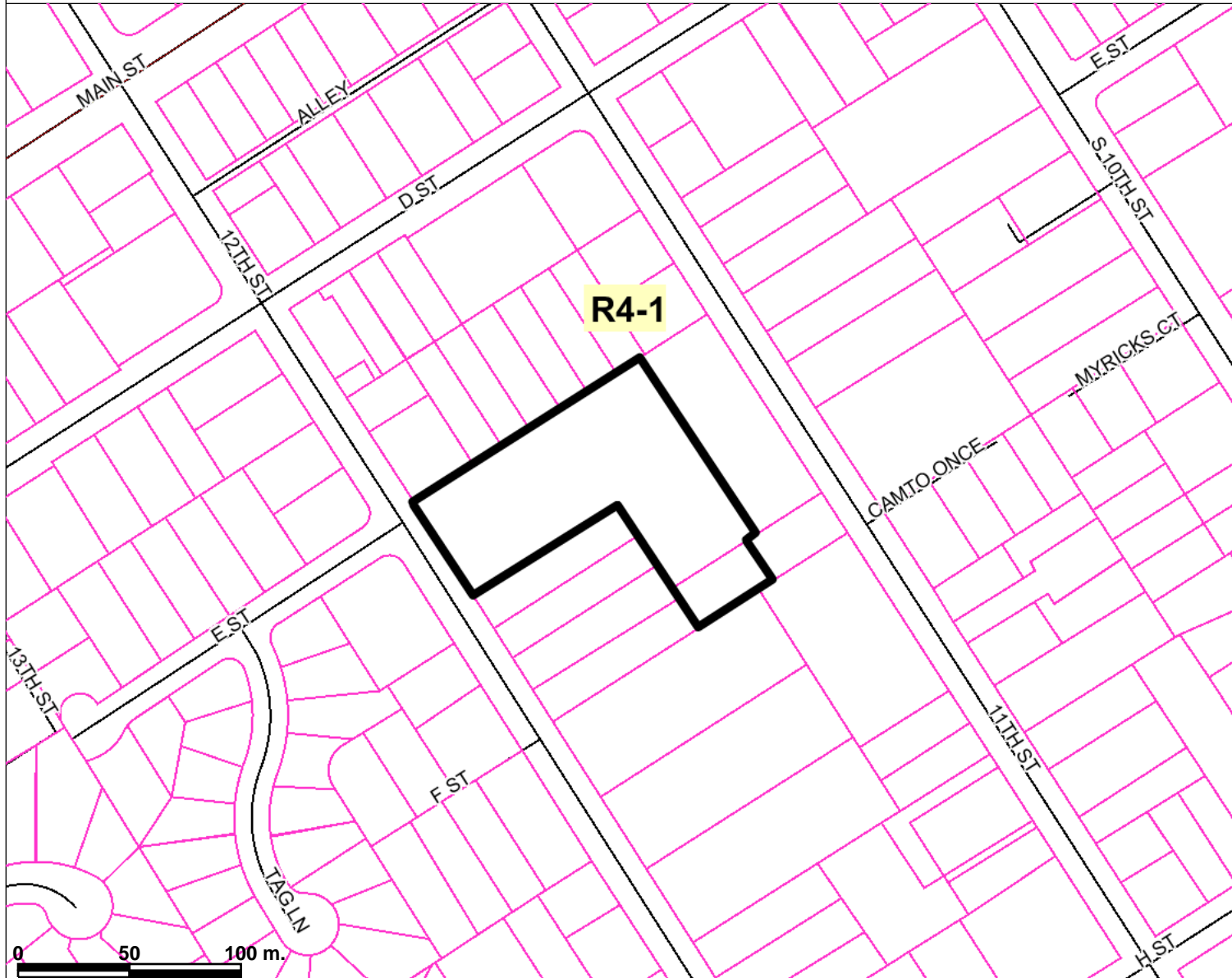
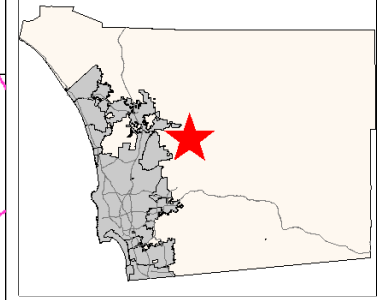


Scale: 1:2,884



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Ramona Community Planning Area 4 - Environmental Factors



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- Slope > 25%
- FEMA Flood Plains
- Flood Way
- 100 Year Flood Plain
- 500 Year Flood Plain
- Wetlands (RPO def.)
- County Boundary2

Scale: 1:2,783

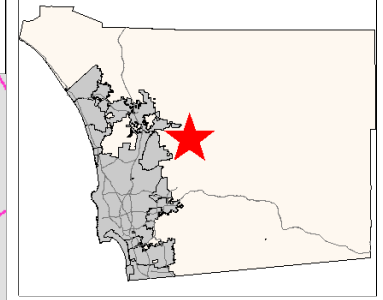
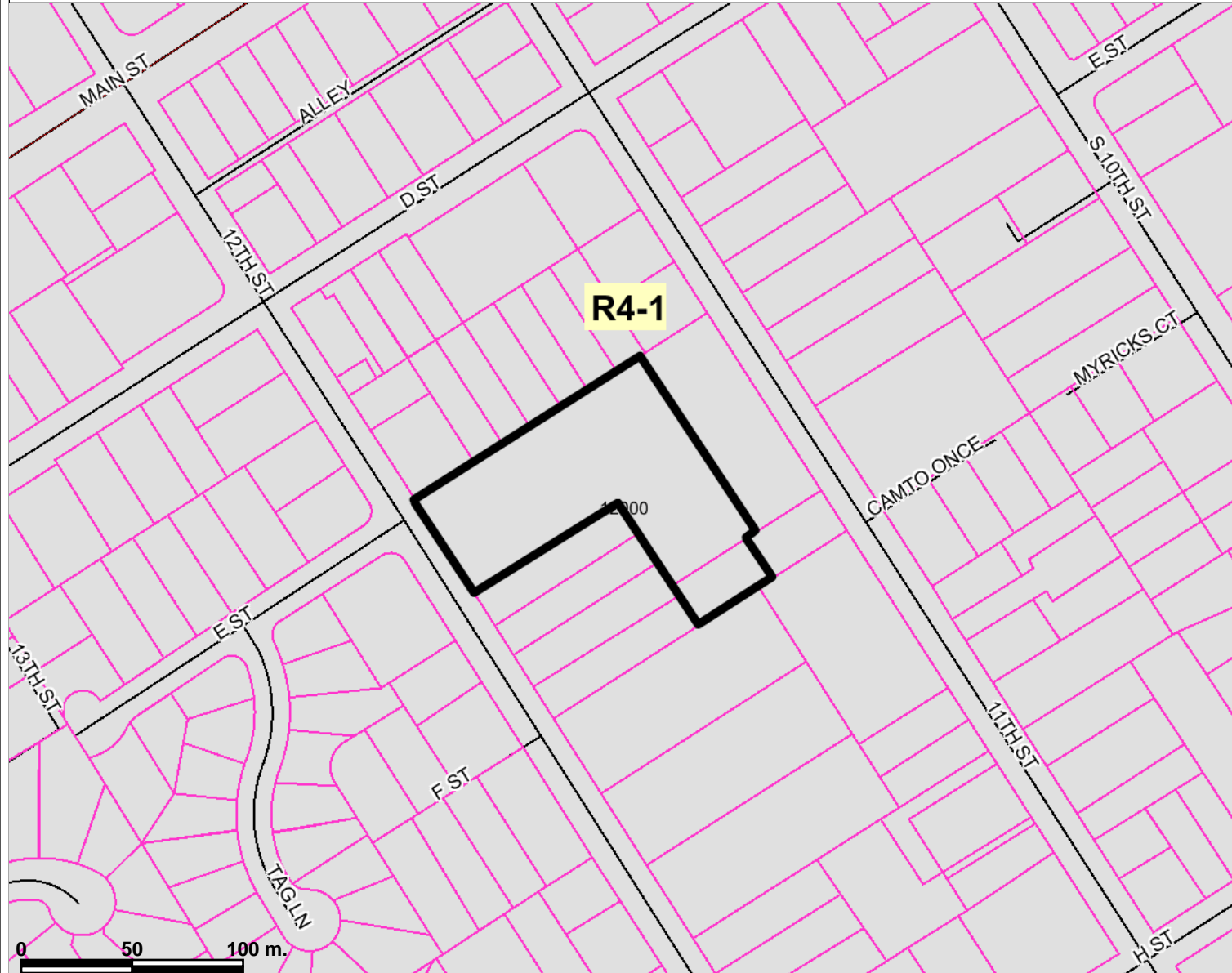
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Ramona Community Planning Area 4 - Vegetation



Legend

- Parcels with out labels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Aggregated Regional Vegetation**
- Southern Foredunes, Beach, Saltpan, Mudflats
- Sage Scrub (Coastal)
- Chaparral
- Grasslands
- Riparian Scrub
- Riparian Woodland
- Riparian Forest
- Pinyon Juniper Woodlands
- Other Woodlands
- Oak Forest
- Meadow and Seep
- Marsh
- Coniferous Forest
- Desert Dunes
- Playas/Badlands/Mudhill Forbs
- Desert Scrub
- Desert Chaparral
- Dry Wash Woodland
- Water
- Urban, Unvegetated, Disturbed Habitat, Agriculture, Eucalyptus Woodland
- Other
- County Boundary2



Scale: 1:2,783

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